

A G E N D A

CENTRAL BUSINESS IMPROVEMENT DISTRICT FORT SMITH, ARKANSAS

MEETING – Tuesday, October 16, 2018
Area Agency on Aging Building
524 Garrison Avenue
Fort Smith, Arkansas
7th Floor Board Room

TIME: 9:30 a.m.

1. Call to order – Mr. Bill Hanna, Chair
2. Roll Call
3. Approve minutes of September 18, 2018 regular meeting
4. Treasurer's Reports
 - a. September 2018 CBID Financial Report
5. Presentations & Reports
 - a. 64.6 Downtown Report – Talicia Richardson
 - b. Neighborhood Services Report
 - c. CBID Business License & Open Permit Reports
 - d. City Report – status of projects
6. Business or Discussion Items:
 - a. Consider a variance request at 709 Rogers Avenue regarding the removal of a portion of the upper façade and painting the exterior brick. (Childers Architect on behalf of owner).
 - b. Consider a request to paint a mural/sign on the west side of the building at 500 Garrison Avenue. (Michael Gonzales)
7. Other discussion items.
8. Meeting Schedule:
 - a. November 8, 2018: Strategic Planning Session
 - b. November 20, 2018: Regular Meeting
 - c. December 18, 2018: Regular Meeting
9. Adjourn

CENTRAL BUSINESS IMPROVEMENT DISTRICT
FORT SMITH, ARKANSAS

Tuesday, September 18, 2018
Area Agency on Aging building, 524 Garrison Avenue
Fort Smith, Arkansas
7th Floor Board Room

Meeting Minutes

The Fort Smith Central Business Improvement District Commission's regular meeting was scheduled for 9:30 a.m. on Tuesday, September 18, 2018 in the 7th floor board room of the Area Agency on Aging building, 524 Garrison Avenue, Fort Smith, Arkansas.

The meeting was called to order by Mr. Bill Hanna, Chairperson, at 9:30 a.m. and a quorum was noted present. Also in attendance were commissioners Steve Clark, Lee Ann Vick, Rodney Ghan and Jeff Pryor. Commissioners Richard Griffin, Phil White and Sam Sicard were absent and excused. Others in attendance included Brenda Andrews, Doug Reinert and Jeff Dingman of the City of Fort Smith.

Mr. Ghan moved approval of the minutes of the August 21, 2018 regular meeting. Mr. Pryor seconded, and the motion carried by unanimous vote.

The commissioners reviewed the Treasurer's report for the month of August 2018, such documents being previously provided by Mr. Sicard for the commissioners' review. As of August 31, 2018, the Total Cash-on-Hand for the CBID amounted to \$74,081.08. Restricted funds comprise \$5,439.90 of the total cash. The total cash net of restricted funds is \$68,641.18. No action was taken.

Mr. Hanna introduced Talicia Richardson, Executive Director of 64.6 Downtown, for an update on activities. Mrs. Richardson reported that The Unexpected project will happen the week of October 22-28, and more detailed information will be out in early October regarding the specific installations for this year.

64.6 Downtown will host an "Invest Fort Smith" moderated summit the afternoon of Tuesday, October 30 from 11:00 a.m. to 4:30 p.m. Mrs. Richardson noted that Rex Nelson and Roby Brock have agreed to moderate different panel discussions at the event. CBID members, as well as other downtown property owners, are invited to attend and hear discussions about challenges and opportunities related to property management, landlord/tenant issues, construction/rehabilitation, and collaborative approaches to marketing downtown properties. Invitations will be sent regionally, and tickets for the event are \$25, which includes lunch.

Mrs. Richardson noted that she is conducting one-on-one meetings with individual CBID members and formulating an agenda for the November 8 CBID work session that she will moderate. The draft agenda for the meeting will be forwarded to Mr. Hanna for review, possibly by the end of the week. A venue for the session is still to be determined. She noted that communications from 64.6 Downtown to the CBID Commission will be conducted through Mr. Dingman, as liaison to both the CBID Commission and the City, so that collaboration among the three entities can easily continue.

Mr. Clark asked about the status of prior discussions related to police presence in the downtown district. Mrs. Richardson noted the concern, and recent discussions with Mr. Dingman on the same topic. Mr. Dingman relayed that the Police Department continues its recruiting efforts to fill its vacant positions and is having some success. Police Chief Clark and the Police Department are aware of the need and will

continue to evaluate patrol assignments as manpower increases. Mr. Dingman will meet with the Police Department later this week and mention this item. Mr. Bobby Aldridge noted that police responses to concerns at his family's business downtown is excellent.

Mr. Ghan asked if landlords or real estate representatives can send potential tenants or buyers to Mrs. Richardson for third-party discussions about activities, plans, and happenings in the downtown district. Mrs. Richardson replied affirmatively and reinforced that that is specifically a role she is trying to fill as the representative of 64.6 Downtown. She also noted that Open Houses of available downtown commercial or residential properties could be held in conjunction with other events, such as the Downtown Business Association's First Tuesday event, so that landlords/sellers can take advantage of increased traffic to show off available spaces.

Doug Reinert, the city's Director of Parks & Recreation, presented an update on city projects. The Greg Smith River Trail Phase III is finally complete, with the final walkthrough last week. The Parks Department will work with the Frontier MPO to install bicycle traffic counters at different points of the trail to gauge overall usage, but the 7.25-mile trail stretching from downtown to Fort Smith Park is being well-used. The city's splash pads will stay open as long as weather permits before being shut down for the winter.

The Bike/Skate Park is very near completion. Mr. Reinert asked Mr. Aldridge to report on the status. Mr. Aldridge indicated that the park is scheduled for a "soft-opening" in seven to ten days, pending the status of the remaining landscaping that needs to be installed. The recent hot, dry weather has proven challenging to installing plants & landscaping. Mr. Clark asked about the status of the irrigation, to which Mr. Aldridge replied that all has been taken care of. Frank Sharum donated a good number of additional trees for the site, that were outside of the original plans, and the additional irrigation that is needed for the trees will also be added due to additional donations from the private sector. All of the finishing touches are being addressed, including lights/timers, and the public's anticipation is high for the completion of this project. The park is already being used after hours, even though it is still a construction site and not open to the public. A Grand Opening event has been scheduled for October 13.

The CBID reviewed a proposal from KMW Properties regarding the proposed landscape plan for "The Bakery" project at 63 South 6th Street. Brenda Andrews noted that the landscaping plan was submitted for CBID review and information but complies with all aspects of the city's Unified Development Ordinance and requires no variances or specific CBID approval. No action was taken.

Mrs. Reese Brewer of the Frontier MPO reported that they are excited about installing their new bike traffic counters on the city's trails, and she is currently working through the details of a recent technical assistance grant for issues related to the Federal Highway Administration and the Federal Transit Administration.

The next meeting of the CBID Commission is scheduled for October 16, 2018. The strategic planning session will be November 8, and the November regular meeting is scheduled for November 20. There being no additional business before the Commission, the meeting adjourned at approximately 10:05 a.m.

Respectfully submitted,



Jeff Dingman
Deputy City Administrator

**Central Business Improvement District #1
Fort Smith, Arkansas
Financials
September 30, 2018**

BEGINNING YEAR BALANCE (Checking & Savings Account) 89,107.92

<u>INCOME</u>		
	CURRENT MONTH	YEAR-TO-DATE
Monthly Rental:		
Monthly rental income-U A Fort Smith for The Lyon's Den Building-Initial payment May 2012 of \$15,005.00-Monthly payments thereafter of \$5,410.00	5,410.00	48,690.00
Interest earned on savings account	22.54	195.70
Royalties:		
Sonat Exploration Company		
Ozark Oil & Gas		
Chesapeake Operating, Inc.		
Southwestern Coal Co./Ft.Smith #1		
Robert B. Westphal/ F.S.#1 Royalties		
Total Income	5,432.54	48,885.70
<u>EXPENSES</u>		
Loan Payment:		
First National Bank	4,810.00	43,290.00
Paid Item Fee- Refunded on 8/8/18	0.00	0.00
Check #1049 to WAPDD for Fort Smith Traffic Study	0.00	20,000.00
Total Expenses	4,810.00	63,290.00
Net Change	622.54	(14,404.30)
Month End Balance		74,703.62

CENTRAL BUSINESS IMPROVEMENT DISTRICT #1
FORT SMITH, ARKANSAS
September 30, 2018

SELECTED ASSETS

Checking	\$20,721.40
Savings*	<u>\$53,982.22 *</u>
 Total Cash-on-Hand (Net of Outstanding Checks)	 \$74,703.62

***RESTRICTED FUNDS-WEST END PARK SUBSIDY**

(Included in savings balance)

DONOR	DATE	AMOUNT
CBID - Board motion	12/16/2014	\$6,000.00
Check#1401 for West End Park Loss 2015	3/25/2016	-\$1,740.68
Check#1047 for West End Park Loss 2016	4/18/2017	<u>-\$1,969.42</u>
TOTAL WEST END PARK SUBSIDY FUNDS		\$2,289.90

Undesignated

Anonymous Donor	\$5,000.00
check# 1044 64.6 Downtown	12/20/2016 <u>-\$1,850.00</u>
TOTAL UNDESIGNATED FUNDS	\$3,150.00

***PLEDGE COMMITMENTS TO BE PAID:**

TOTAL RESTRICTED FUNDS	\$5,439.90
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Deducted from above
cash balance

TOTAL CASH NET OF RESTRICTED FUNDS	\$69,263.72
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Page 1
992628
1

////////////////////////////////// CHECKING ACCOUNT //////////////////////////////////////

1

Page 6 **Member**
FDIC

Account: 992628

DEPOSITORS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL.

FIRST NATIONAL BANK OF FORT SMITH
FORT SMITH, AR 72901

DEPOSIT DATE 9/4/18

NAME Ft. Smith Central Business Improvement District
CB ID

ACCOUNT NUMBER 000992628

AMOUNT \$ 5410.00

⑆082900319⑆

Amount \$5,410.00 Date 9/4/2018

⑆082900319⑆ 20180904
FIRST NATIONAL BANK FORT SMITH
5140 79

<082900319> 5140 79 09/04/18

Date 9/4/2018 Back

Page 1
8174650

CENTRAL BUSINESS IMPROVEMENT
DIST #1 OF CITY OF FT SMITH
% AL SNIDER/ACCOUNTING DEPT

Downtown

//////////////////// SAVINGS ACCOUNT \\\\\\\\\\\\\\\\\\\

ACCOUNT TITLE: CENTRAL BUSINESS IMPROVEMENT
DIST #1 OF CITY OF FT SMITH
% AL SNIDER/ACCOUNTING DEPT

The 2018 Annual Privacy Notice is available for review at www.fnbfs.com or you can request a copy mailed to you by calling 479-788-4600.

PUBLIC FUND MM SAV			
ACCOUNT NUMBER	8174650	Statement Dates	9/04/18 thru 9/30/18
PREVIOUS BALANCE	53,959.68	DAYS THIS STATEMENT PERIOD	27
DEPOSITS	.00	AVERAGE LEDGER	53,959.68
WITHDRAWAL(S)	.00	AVERAGE COLLECTED	53,959.68
SERVICE CHARGE	.00	Interest Earned	22.54
INTEREST PAID	22.54	Annual Percentage Yield Earned	0.57%
CURRENT BALANCE	53,982.22	2018 Interest Paid	195.70

DETAIL TRANSACTIONS BY DATE

9/30 Interest Deposit	22.54	53,982.22
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* * * END OF STATEMENT * * *





Neighborhood Services Division

P.O. Box 1908, 623 Garrison Ave., Fort Smith, AR 72902

MEMO

NOTE: Although we have been working graffiti and environmental issues within the CBID along with the Property Maintenance Code, they have not been included in previous reports. This report contains Property Maintenance and Environmental issues being addressed at this time.

Property Maintenance issues being addressed within the CBID:

- **900 Garrison Ave., Goins Statewide Furniture, Inc.** Certified letter sent regarding the upper windows, paint and exterior wall condition.
- **901 - 907 Garrison Ave., Uptown Properties, LLC.**
- **512 Garrison Ave. – Daniel R & Evelyn A Wald Family Trust.** Verbal courtesy was given regarding Pigeon droppings under the awnings. The sidewalk has been pressure washed and the violation abated.
- **519 Garrison Ave. – Gregory L and Laurie K Burrows.** Certified letter was sent regarding Pigeon droppings on the sidewalk and other structures in front. The sidewalk and other structures have been pressure washed and the violations abated.
- **908 Garrison Ave., Harward M & Caroline L Barry.** Certified letter sent regarding the broken windows and maintenance on the overhang.
- **815 N. B St. – Eric Arthur.** Restoration of the columns is in progress.
- **601 Garrison Ave., Madelyne Catsavis Revocable Family Trust.** Certified letter sent regarding the condition of the benches along the front walk and the deterioration of the main structure. The benches have been removed and Mr. Catsavis is working on a plan of action for the main structure.
- **913 Rogers Ave., Ghan Properties, LLLP.** Certified letter sent regarding the broken windows, loose boarding, garage door and the painting of bare wood exposed to the elements.
- **703 Rogers Ave., NJKR, LLC.** Certified letter sent regarding the flaking paint and areas of deterioration on the wood façade.

Rick Ruth

Property Maintenance Supervisor

Phone: (479) 784-1027

E-Mail: rruth@fortsmithar.gov

Environmental issues being addressed within the CBID:

- **1201-1205 South 11th St., Terry & Rena G Littleton.** A verbal courtesy was given for overgrowth, dead limbs, trash and debris, and open storage in the Alley. Upon re-inspection of the property the violations were still present and a seven day notice was signed for and a copy mailed to the owners.

- **1200 Towson Ave., Neubauer Investment Properties.** A verbal courtesy was given for overgrowth and trash and debris in the alley. Upon re-inspection the violation for overgrowth was still present and a seven day warning was signed for on the property and a copy mailed to the owners.
- **1111 S. 11th St., Valley Family Revocable Trust.** A seven day warning was posted on the property for overgrowth and dead trees/limbs and a copy mailed to the owners. Upon re-inspection the violations remained and a copy was sent via Certified Mail to meet legal notification.
- **1105 S. 11th St., T C C Inc.** A courtesy was posted on the property for dead limbs, trash and debris, and open storage. Upon re-inspection the violations remained so a seven day warning was issued and copy was mailed to the owners
- **1111 S. J St., Billy Wayne & Lois Jean Green Living Trust.** A courtesy was posted on the property and a copy mailed to the owners for dead limbs in the alley. Upon re-inspection the violation were abated and the case file cleared.
- **818 Towson Ave., Richard Earl & Marietta Parks.** A courtesy was posted on the property and a copy mailed to the owners for overgrowth, trash and debris, open storage, and graffiti. Upon re-inspection the violations were still present and so a seven day environmental warning and a ten day Graffiti notice were posted and a copy of each was mailed to the owners.
- **918 Towson Ave., Vasiliki Investments, LLC.** A courtesy was posted on the property and a copy mailed to the owners for overgrowth in the alley. Upon re-inspection the violations were abated and case file cleared.
- **601 Towson Ave., Hishan Yasin.** A verbal courtesy was given for overgrowth in the alley. Upon re-inspection the violations were abated and case file cleared .
- **525 Towson Ave., Roger & Shennia Strong.** A verbal courtesy was issued for overgrowth in front of the building. Upon re-inspection the violations were abated case file cleared.
- **504-506 S. 12th St., Fort Smith HMA, LLC.** A courtesy was issued via email to trim back limbs to property line in alley. Upon re-inspection the violations were abated and case file cleared.
- **505 Towson Ave., Tim & Vickie Brown.** A courtesy notice was issued via phone for overgrowth. Upon re-inspection the violations were abated and case file cleared.
- **501 Towson Ave. Griffin Properties of Fort Smith.** A seven day warning was posted and a copy mailed to the owners for overgrowth. Upon re-inspection the violations were abated and case file closed.
- **418-420 Towson Ave., Corley Properties, LLC.** A seven day warning was posted and a copy mailed to the owners for trash and debris, open storage, and furniture. A thirty day inoperable vehicle notice was posted and a copy mailed to the owners. Upon re-inspection of the 7day warning, the environmental violations remains so a copy mailed to the owners via certified mail for legal notification.
- **Lot North of 418-420 Towson Ave., Westphal Leasing, LLC.** A seven day warning posted on the property and a copy mailed to the owners for trash and debris and open storage. A thirty day inoperable notice was also posted and a copy mailed to the owners. Upon re-inspection the environmental violations were abated and that case file was cleared.
- **412-414 Towson Ave., Westphal Investment Management.** A seven day warning for trash and debris and open storage was posted on the property and a copy mailed to the owners. Upon re-inspection the violations were abated and case file cleared.
- **410 Towson Ave., Fowler Financing, LLC.** A seven day warning was posted and a copy mailed to the owners for a dead tree and limbs. Upon re-inspection the violations were abated and case file cleared.

- **408 Towson Ave., Dennis & Mike & Letha Glover.** A seven day warning was posted and a copy mailed to the owners for overgrowth. Upon re-inspection the violations remained so a copy mailed to the owners via Certified Mail for legal notification.
- **400-406 Towson Ave., Jerome C & Lois M Geels Living Trust.** A seven day warning was posted and a copy mailed to the owners to trim limbs to property line along side street. Upon re-inspection the violations were abated and case file cleared.
- **520 Towson Ave., Towson Clinic Development.** A verbal courtesy was given for overgrowth and upon re-inspection the violations were abated and case file cleared.
- **720 Lexington Ave., Medical Office Buildings of Arkansas.** Upon the final inspection violations for dead limbs remained. The property was filmed and will be assigned to a contractor for abatement of violations.
- **420 S. 12th St., Dawnea Helems.** A courtesy was posted and a copy mailed to the owners for trash and debris, open storage, and appliances.
- **404 S. 12th St., Cayetano Matamoros.** A seven day warning was posted and a copy mailed to the owners for trash and debris and open storage. A thirty day inoperable vehicle notice was also posted and a copy mailed to the owners.
- **401 Towson Ave., Robert J Allen.** A verbal courtesy was issued for overgrowth and dead limbs.
- **318-320,322-324 S. 12th St., Wright Investments, LLC.** Seven day notices were posted and a copy mailed to the owners to trim limbs in alley to property line and remove dead limbs.
- **312-314 S. 12th St., Cathy O'Hern.** A seven day notice was posted and a copy mailed to the owners for dead limbs and furniture.
- **210 Towson Ave., Vasiliki Investments, LLC.** A verbal courtesy was given for overgrowth in alley.
- **415 S. 11th St., Letha M & Dennis & Mike Glover.** A verbal courtesy was given for overgrowth along sides.
- **9 North 10th St., Griffin Charitable Org.** A courtesy was posted on the property and a copy mailed to the owners for graffiti in alley.
- **809 Garrison Ave., Arkansas Development Authority.** A verbal courtesy was given for graffiti on building in alley.
- **813 Garrison Ave., Hartness Living Trust.** A verbal courtesy was given for graffiti in alley.
- **101 N. 9th St., Overhead Door of Tulsa.** A verbal courtesy was given for overgrowth in alley.
- **803 N. A St., Linda L Harp.** A verbal courtesy was given for overgrowth.
- **1111 S. 11th St., Valley Family Revocable Trust.** A seven day warning was posted and a copy mailed to the owners for trash and debris, open storage, and indoor furniture.
- **212 N. 3rd St., The Golden Rule Clothes Closet & More.** A verbal courtesy was given for graffiti on the building.

Scott Hamilton,
Property Maintenance Inspector
Phone: (479) 784-1607
E-Mail: shamilton@fortsmithar.gov

CBID BUSINESS LICENSE 2018

DATE APPLIED at Planning	BUSINESS ADDRESS	BUSINESS NAME	Business Status APPROVED NOT APPROVED	NOTES	
1/5/2018	915 Garrison Ave	Bo Rogers	Approved	Mobile Food Truck	
1/8/2018	520 Towson Ave	Dr. Carey K Andreoiu	Approved	Dr. Office/Clinic	
1/12/2018	410 N B Street	Tipsy Mockingbird Books	Approved	retail book store	
2/6/2018	1201 Garrison Ave	In & Out of Arkansas	Approved	cell phone store	
2/12/2018	1021 Garrison Ave	Riverfront Inn	Approved	Motel/Hotel	
2/20/2018	622 Parker Ave	Ledbetter Cogbill Arnold and H	Approved	Legal Services	
2/22/2018	11 North 3rd Street	Olen & Co LLC	Approved	Gift shop	
3/1/2018	201 North 2nd Street	OK Foods Inc. Refrigeration	Approved	Packaging and distribution center	
3/7/2018	913 Garrison Ave	Tea Kitchen	Approved	Mobile Food Truck	
3/8/2018	101 North 10th Street	Bookish: An Indie Shop	Approved	Bookstore	
3/20/2018	511 Garrison Avenue	Gean, Gean & Gean Attorneys	Approved	Legal Services	
3/29/2018	509 Garrison Avenue	Harry's Downtown	Approved	Private Club	
4/10/2018	1001 Towson Avenue	Hospital	Approved	Dr. Office/Clinic	
4/12/2018	916 South D Street	Thermold Magazines	Approved	Packaging and Distribution Center	
4/19/2018	106 North 9th Street	Edward Jones	Approved	Investment banking, securities, brokerages	
4/26/2018	500 Garrison Ave	5th Street Café	Approved	Restaurant	
4/30/2018	319 South 9th Street	Preferred Office Technologies	Approved	Consulting Services	
5/9/2018	101 North 10th Street	Tone Beauty Bar, LLC	Approved	Hair Salon	
5/17/2018	320 South 9th Street	Mesa Industries	Approved	Manufacturing Light	
5/22/2018	203 South 11th Street	Wisha K9	Voided by applicant	Animal & Pet Services (Indoor)	
5/24/2018	1015 Garrison Ave	Street Sweets	Approved	Snow Cone (Mobile Food)	
6/4/2018	515 Towson Ave	Honey Bee Photography	Approved	Photography Studio	
6/26/2018	100 Towson Ave	Outfitter Roofing & Const.	Approved	Contractor Office	
7/5/2018	70 South 7th Street	The Bakery	Voided by applicant	Event Center	
7/23/2018	913 Garrison Ave	Quesa-Dea-Yalls	Approved	Mobile Food Truck	
8/2/2018	1002 Garrison Ave	Hero's	Approved	Bar or Tavern	
8/3/2018	310 Towson Ave	Francis Heating and Air LLC	Approved	Contractor Office	
8/9/2018	823 Garrison Ave	Gus' Bar and Grill	Pending Fire/Building/ABC	Restaurant	
8/14/2018	900 Towson Ave	A & E Auto Sales	Approved	Auto Sale (legal non-conforming)	
8/22/2018	914 Towson Ave	Distinctively Vintage & More	Approved	Furniture or Home Furnishings (used)	
8/23/2018	809 Garrison Ave	Arkansas Community Correctio	Approved	Government Office	

CBID BUSINESS LICENSE 2018

8/30/2018	906 Garrison Ave	The Lounge	Pending Fire/Building/ABC	Private Club	
9/6/2018	70 South 7th Street	The Bakery	Approved	Event Center	
9/12/2018	315 Garrison	Nightmare Terrors	Pending Fire/Building/ABC	Temporary Haunted House	
9/17/20178	623 Towson Ave	Naga Thai Food	Approved	Mobile Food Truck	
9/26/2018	908 Towson Ave	Momo's International Mart	Approved	Gift shop	

CBID Building Permits Issued for 2018

Permit #	Date	Address	Work Permitted
18-0011	1/4/2018	508 GARRISON AVE	CEILING TILE AND GRID
18-0067	1/15/2018	708 GARRISON AVE	REPAIR TERMITE DAMAGE
18-0086	1/18/2018	106 N 9TH ST	SIGN FOR EDWARD JONES INVESTMENTS
18-0149	1/31/2018	701 GARRISON AVE	INTERIOR REMODEL NO STRUCTURAL
18-0253	2/21/2018	1021 GARRISON AVE	INTERIOR REMODEL DOORS
18-0301	3/1/2018	706 GARRISON AVE	REPLACE ROOF
18-0403	3/14/2018	520 TOWSON AVE	POLE SIGN
18-0404	3/14/2018	624 TOWSON AVE	POLE SIGN
18-0415	3/16/2018	512 GARRISON	WATERPROOFING & STRUCTURAL REPAIRS
18-0460	3/23/2018	715 ROGERS AVE	REPLACE FABRIC AWNING
18-0589	4/16/2018	906 GARRISON AVE	REMODEL FOR 906 LOUNGE BY WINTONS
18-0687	4/30/2018	602 GARRISON AVE	REPLACE ROOF
18-0941	6/7/2018	21 N 2ND St	BMB REMODEL
18-0984	6/14/2018	507 GARRISON AVE	REPLACE ROOF
18-0988	6/14/2018	620 TOWSON AVE	DEMO BUILDING
18-1227	8/3/2018	509 GARRISON AVE	WALL SIGN
18-1295	8/16/2018	509 GARRISON AVE	NEW SIGN
18-1368	8/28/2018	100 TOWSON AVE	2 WALL SIGNS
18-1373	8/28/2018	823 GARRISON AVE	REPLACE EQUIPMENT
18-1378	8/29/2018	1120 GARRISON AVE	ERECT NEW PROJECTING SIGN
18-1486	9/18/2018	1021 GARRISON AVE	SIGNAGE
18-1581	10/3/2018	315 GARRISON AVE	INTERIOR DEMO ONLY

MEMORANDUM

TO: Jeff Dingman, Deputy City Administrator
FROM: Brenda Andrews, Planning Department
DATE: October 12, 2018
SUBJECT: 709 Rogers Avenue – Request to remove a portion of the upper façade and paint the brick exterior

James R. Childers, Architect, agent for NJKR, LLC, has submitted a variance application to remove a portion of the upper façade and paint the exterior brick at 709 Rogers Avenue. The building is a future coffee shop. The proposed project includes creating a new opening on the second floor that will overlook a proposed balcony. The project also includes painting the brick to “Mega Greige” and installing exterior quartz on a portion of the lower façade. Attached is a drawing showing the proposed façade and the proposed paint color and finishes.

The CBID approved the balcony construction and removal of the first floor storefront in 2016 and 2017 when the building was proposed as Tate’s Blues and Boogie Bar and Restaurant. A drawing of the previous design is enclosed.

The CBID Guidelines state the following regarding demolition of any part of a historic building and painting brick:

- 1) New openings should not be created in the front façade.
- 2) The demolition of an original feature or part of a historic building should be avoided.
- 3) As a general rule, brick and masonry shall not be painted unless the brick is extremely mismatched from earlier alterations or cannot withstand weather.

The construction date for the building is circa 1920-1923 and is listed as a contributing building to the historic district. Enclosed is a copy of the Arkansas Architectural Resource form for the building.

If you have any questions, don’t hesitate to contact me.

Enc.

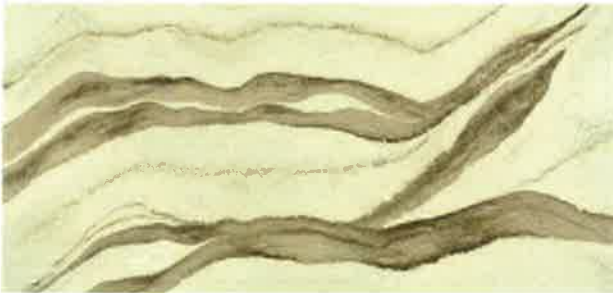


Exterior Finishes:

Brick Paint Color:



Exterior Quartz:



Storefront and Balcony Fence Color:





709 Rogers Avenue



Image capture: Jun 2017 © 2018 Google

Fort Smith, Arkansas

Google, Inc.

Street View - Jun 2017

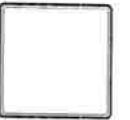


Previous Design



P. JEFFERY LEE, AIA
3409 Village Rd., Fort Smith, AR 72903
ph/fac: 479.452.9226
e-mail: PJefferyLee@aol.com

REMODEL FOR:
TATE'S BLUES & BOOGIE
BAR/RESTAURANT
1023/109 ROGERS FORT SMITH AR



FINAL

APPLICATION FOR VARIANCE

Notice is hereby given that the undersigned, as owner(s) of the following property in the Fort Smith District of Sebastian County, Arkansas, to-wit: (Legal Description)

Reserve Addition, Block 502, Southeast half of Lot 6 and the Northeast half of Lot 5.

Address of property 709 Rogers Ave, AR, Fort Smith 72901, located within the boundaries of the Year 2010 Design Guidelines Code and the Central Business Improvement District, has filed with the Director of Development and Construction a written application pursuant to Section 4 of Ordinance 70-10 of the City of Fort Smith, Arkansas, to secure a variance from the literal provisions of the Design Code as follows: (OFFICE USE ONLY)

The guidelines state that new openings should not be created in the front facade (P.28). The demolition of an original feature or part of a historic building should be avoided. (P.37)
As a general rule, brick masonry shall not be painted unless the brick is extremely mismatched from earlier alterations. (P.36)

The undersigned will present said application to the Central Business Improvement District meeting following the expiration of seven (7) days from the date of this publication, at which meeting the Central Business Improvement District will conduct a public hearing on said application. The meeting will be held at _____ on _____, 20__ at _____. All interested persons are invited to attend and are entitled to be heard. This notice is published this _____ day of _____, 20__.

Niko Koliastaris 918-636-3938

JERRY REED 918-261-0061

Owner or Agent Phone Number

Signed:

Niko Koliastaris

Owner

Or

*4020 Dallas St.
Fort Smith, AR 72903*

Owner or Agent Mailing Address

Agent

VARIANCE INFORMATION FORM

The following sentence is from Section 4 of Resolution 17-10 of the Ordinance which defines the criteria for granting a variance.

A variance shall be granted only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the Year 2010 Design Guidelines Code.

Reason(s) for Hardship: New opening on the second story front facade; paint
existing brick.

- New openings should not be created in front facades.
- The demolition of an original feature or part of a historic building should be avoided.

AUTHORIZATION OF AGENT

If an agent (i.e., contractor, design professional) is acting on behalf of the owner(s) all owners must sign in the space provided. This form is necessary only when the person representing this request does not own all the property.

We the undersigned, being owners of real property, and requesting a variance by application do hereby authorize James R. Childers Architect to act as our agent in the matter.
(Print Name or Agent)

(Type or clearly print)

NAME OF ALL OWNERS

SIGNATURE OF ALL OWNERS

1. JERRY REED

2. Niko Koliastasis

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

Niko Koliastasis

This form necessary only when the person representing this request does not own all the property.



ARKANSAS
HISTORIC
PRESERVATION
PROGRAM

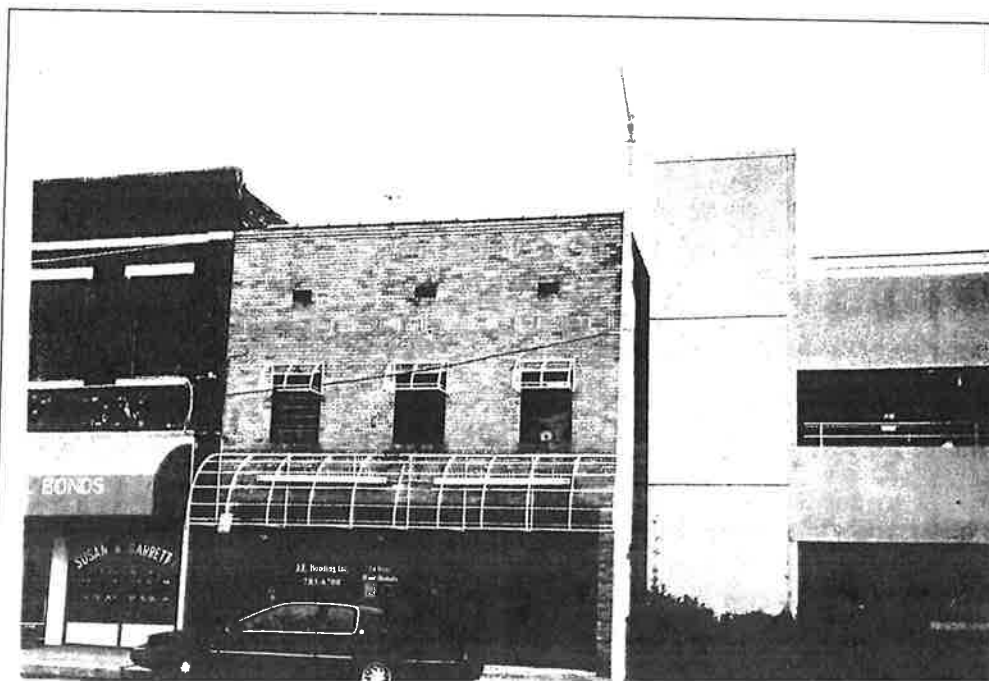
ARKANSAS ARCHITECTURAL RESOURCES FORM

AHPP USE: Registrar _____
ONLY Mapped _____
D.O.E. _____
Priority _____

1. Resource Number SB0128
2. Survey Number
3. Film Numbers : -
 : -
 : -
4. Date Recorded 01 - 11 - 98
5. Recorder

GENERAL DATA

6. Historic Name FORT SMITH BAKERY BUILDING
7. Alt-Name
8. Quad Map E105
9. Geographic Location S08 T08N R32W
10. UTM Coordinates
11. Town/Nearest Community FORT SMITH
12. Street Address/Directions to Resource 705-709 ROGERS AVE.
13. Street Name ROGERS AVENUE
14. Owner SAMMY + MARGARET LIBERTO
15. Owner Address 807 S. 19th FORT SMITH, AR 72901
16. Owner Phone Number
17. Informant and Informant Phone #



DESCRIPTIVE DATA

18. Use, Original 0309 Other _____
19. Use, Present 0309 Other _____
- 0101-Single Family Dwelling 0301-General Retail Store 0308-Bank
0401-Church 0601-School 9800-Structure Aban/Unocc 9900-Other
20. Setting 5 Other _____
- 1-Rural, Undisturbed 2-Rural, Built-Up 3-Urban Encroachment 4-Small Town
5-Urban 9-Other
21. Threats to Property 1 Other _____
- 1-None/Property Stable 2-Neglect/Deterioration 5-Private Development
7-Urban Encroachment 9-Other
22. Total Number of Site Features & Description 110

23. Total Number of Ancillary Structures 10

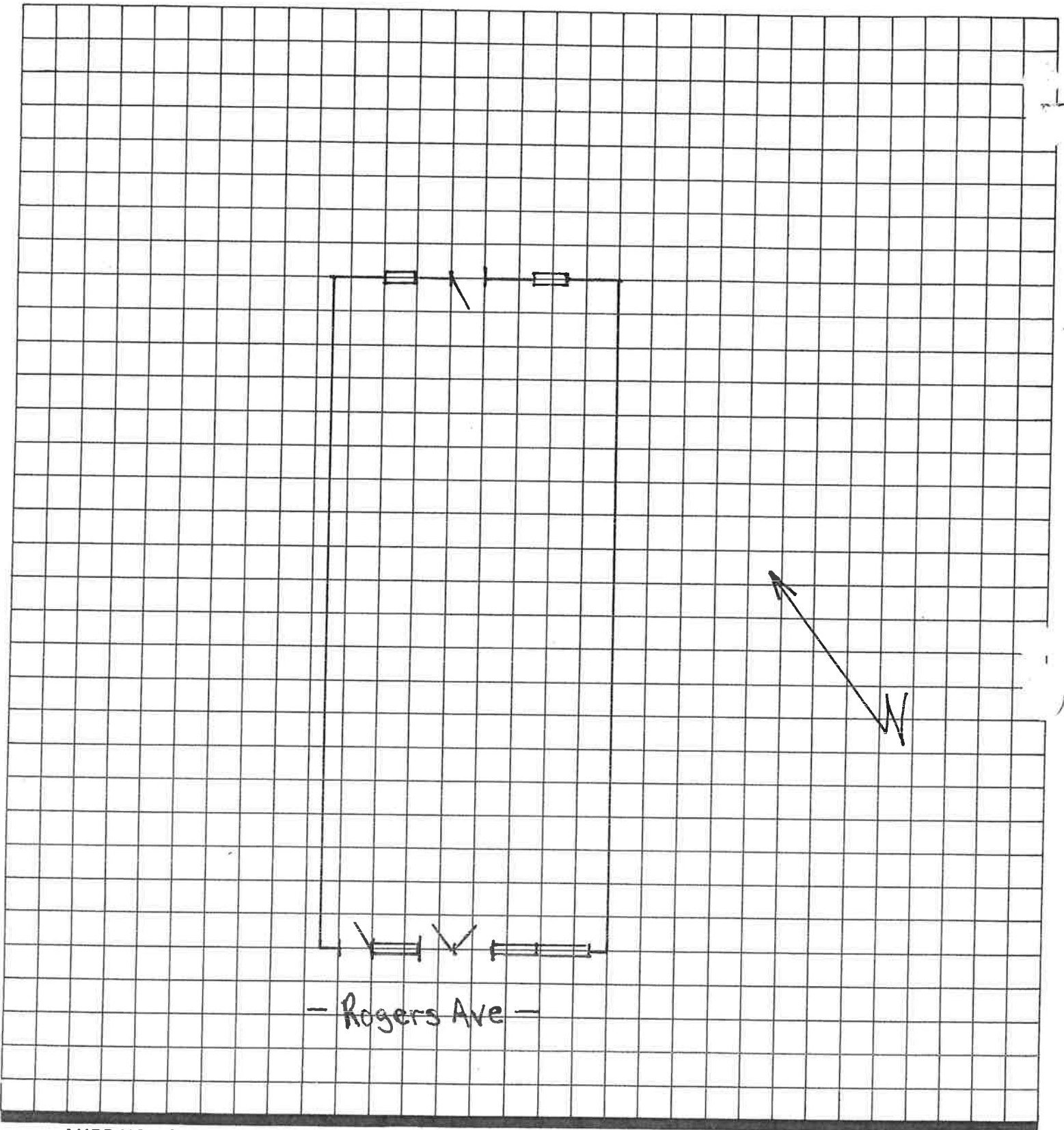
DESCRIPTIVE DATA OF PRINCIPAL STRUCTURE

24. Style Influence: Primary 22 Secondary 11 Other _____
- 01-Plain/Traditional 04-Greek Revival 05-Italianate 09-Queen Anne/Eastlake
15-Craftsman 16-Bungalow 24-English Revival 25-Colonial Revival 99-Other
25. Plan 07 Other _____
- 01-One Room/Single-pen 03-Double-pen 04-Dogtrot 05-Single Pile w/Central Hall
07-Rectangular 08-Square 09-Irregular 11-T-shaped 12-L-shaped 99-Other
26. Height (Stories) 03
- 01-One 02-One & One-Half 03-Two 04-Two & One-Half 99-Other
27. Basement/Cellar 3 Other _____
- 1-Full 2-Partial 3-No Cellar 8-Unknown 9-Other
28. Wings and/or Projections: A 09 B 11 C 11 Other _____
- 01-Rear Shed 02-Rear L 03-Rear T 04-Side 05-Prow 08-Bay Projection 99-Other
29. Construction: A 08 B 11 Other _____
- 01-Log 06-Frame 07-Box 08-Brick 09-Stone 12-Reinforced Concrete 99-Other
30. Wall Material, Original: A 05 B 11 Other _____
31. Wall Material, Present: A 05 B 11 Other _____
- 01-Log 02-Weatherboard 03-Novelty Siding 04-Board/Batten 05-Brick 09-Synthetic Siding
10-Stucco 12-Cut Stone 13-Field Stone 14-Asbestos 97-Unknown 99-Other
32. Roof Type(s): A 13 B 11 C 11 Other _____
- 01-Gable 02-Gable w/Parapet 03-Clipped Gable 06-Hip 07-Pyramid 08-Gambrel
12-Flat 13-Flat w/Parapet 99-Other
33. Roof Features (if present): A 09 B 11 Other _____
- 01-Dormer(s) 02-Steeple 03-Cupola 04-Cresting 05-Clock Tower
07-Tower/Turret 08-Belfry 99-Other
34. Roof Materials: A 06 B 11 Other _____
- 01-Wood 02-Composition Shingle 03-Metal 05-Tile 06-Tar/Built-up 99-Other

35. Chimney Placement: A ☒ B ☐ C ☐ D ☐ Other _____
 1-Exterior End 2-Interior End 3-Other Exterior 4-Interior Central 5-Other Interior 9-Other
36. Chimney Material: A ☒ B ☐ C ☐ D ☐ Other _____
 1-Brick 4-Cut Stone 5-Field Stone 6-Metal 9-Other
37. Foundation Type ☒ Other _____
 1-Continuous 2-Piers 9-Other
38. Foundation Material ☒ Other _____
 1-Wood Block 2-Stone 3-Brick 4-Cast Concrete 5-Concrete Block 9-Other
39. Porch Type(s): A ☒ B ☐ C ☐ Other _____
 01-Full, Front 03-One Bay, Central Front 05-Wrap-around 06-Awning 07-One-Half, Front
 08-Recessed, Front 10-Side 11-Full, Rear 99-Other
40. Porch Height (Stories): A ☒ B ☐ C ☐ Other _____
 1-One 2-One & One-Half 3-Two 4-Two & One-Half 9-Other
41. Porch Roof Type(s): A ☒ B ☐ C ☐ Other _____
 1-Gable 2-Hip 3-Flat 4-Shed 9-Other
42. Porch Detail(s): A ☒ B ☐ C ☐ Other _____
 01-Chamfered Posts 02-Turned Posts 03-Columns 04-Balustrade 05-Wood Ornament
 06-Lattice 08-Columns on Piers 11-Posts 99-Other
43. Window Type(s): A ☒ B ☐ C ☐ Other _____
 1-Double-hung 2-Triple-hung 3-Casement 4-Stationary 9-Other
44. Light/Pane Arrangement: A ☐ ☒ ☐ B ☐ ☒ ☐ C ☐ ☐ ☒
45. Condition ☒ Comments: _____
 1-Excellent 2-Good 3-Fair 4-Deteriorated 5-Ruin
46. Architectural Comments: ☒ Typical use of yellow brick on 1930s + late 1920's commercial construction.

HISTORIC DATA

47. Architect _____
48. Builder _____
49. Construction Date ☒ 1927 Comments: _____
50. Historic Context _____
51. Are any significant archeological features located on the property? ☐



AHPP USE ONLY

52. Ethnic Heritage: A ☐ ☐ B ☐ ☐ 01-Asian 02-Black 03-European 04-Hispanic 05-Native American 09-Other
53. Areas of Significance (Refer to Handbook): A ☐ ☐ B ☐ ☐ C ☐ ☐
54. NR Eligibility ☐ 1-Eligible 2-Ineligible 3-Listed 4-Delisted
55. Destroyed: (Y or N) ☐ ☐ Date ☐ ☐ ☐ ☐ ☐ ☐

MEMORANDUM

TO: Jeff Dingman, Deputy City Administrator
FROM: Brenda Andrews, Planning Dept.
DATE: October 12, 2018
SUBJECT: 500 Garrison Avenue - Painted Mural at the 5th Street Cafe

Michael Gonzales, owner of the 5th Street Café at 500 Garrison Avenue, is requesting to paint a mural on the west side of the building. The painted mural will be white and approximately 12' x 12'. Attached are images of the sign as well as a photo of how it will look on the wall. Mr. Gonzales also provided an historic photo showing a painted wall sign on the building.

The CBID signage guidelines state that painted wall signs or murals may be appropriate.

If you have any questions, don't hesitate to contact me.

Enc.



500 Garrison Avenue -Proposed Painted Wall Sign

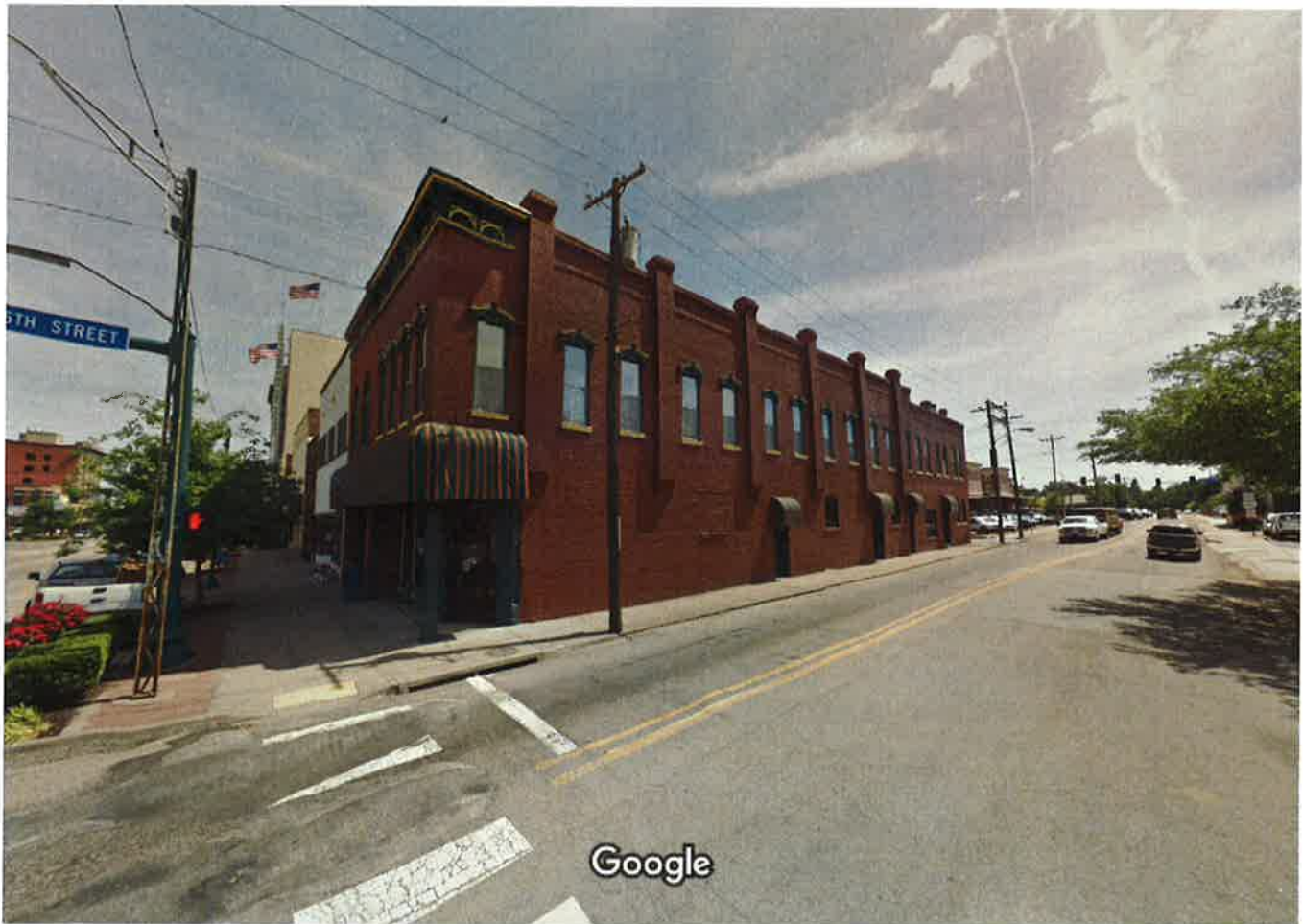


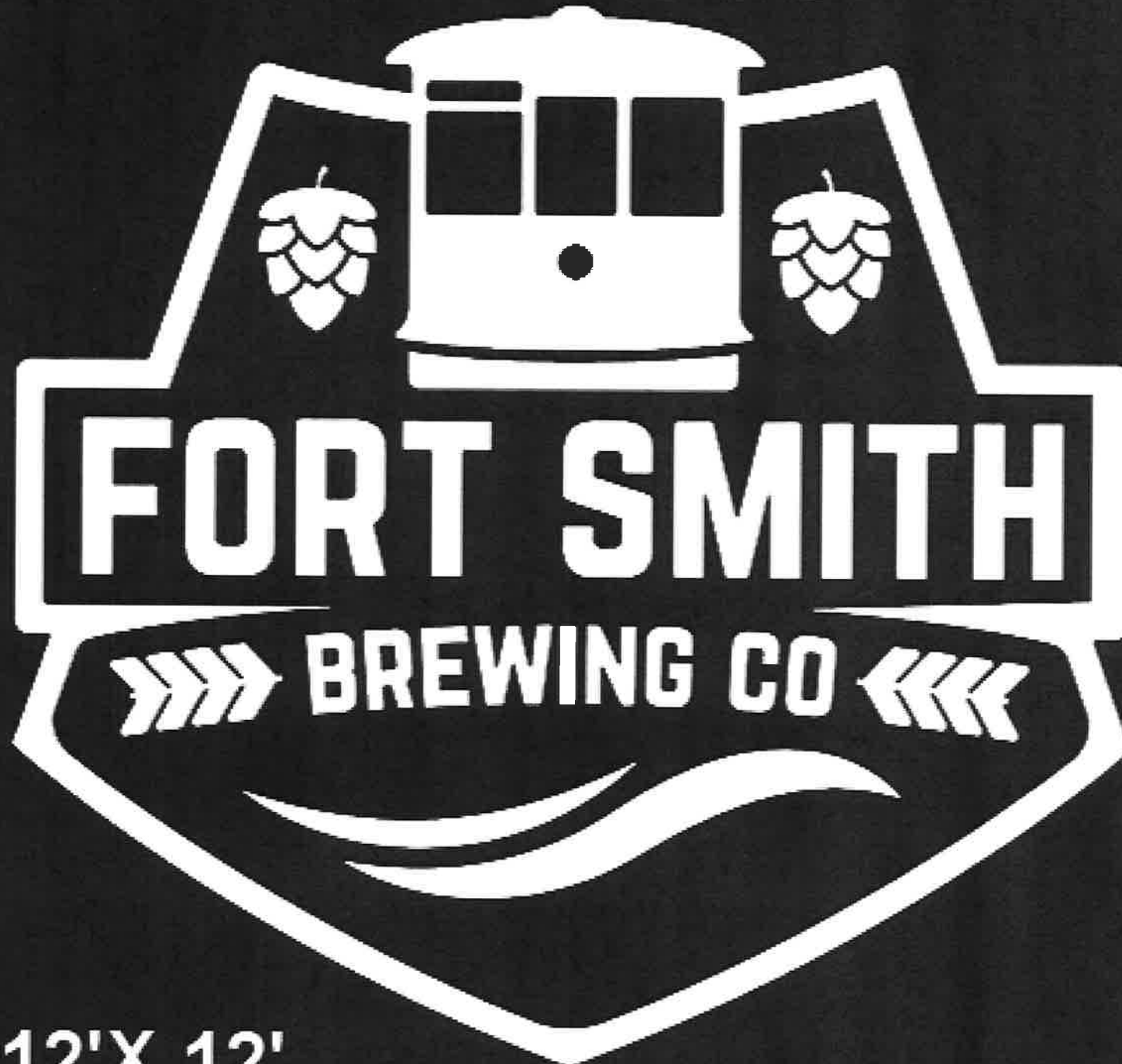
Image capture: May 2018 © 2018 Google

Fort Smith, Arkansas

Google, Inc.

Street View - May 2018

CRAFT THE FUTURE



12'X 12'



